



\*\* PARKING & GARDEN - NO ONWARD CHAIN - GUIDE PRICE £170,000-£190,000 \*\* One bedroom first floor flat benefiting from off-street parking for one vehicle and a low maintenance rear garden. Positioned within easy access of multiple train stations into Central London and Southend High Street.

- One Double Bedroom First Floor Flat
- Modern Kitchen
- Section of Rear Garden with Artificial Lawn
- Bay-Fronted Lounge and Large Double Bedroom
- Close to Southend High Street and Shops
- Presented with no onward chain
- Off-Street Parking for One Car
- Ideal for Commuters
- Good Sized Accommodation Throughout
- Double Glazing and Gas Central Heating

## Baxter Avenue

Southend-on-Sea

**£170,000**

Price Guide



# Baxter Avenue



Positioned in a conveniently central location in Southend-on-Sea is this one bedroom first floor flat. The property is within easy access of an array of amenities, including multiple train stations on both the Greater Anglia and C2C lines, which offer direct access into Central London. Southend High Street is also close by, offering an array of eateries and shopping facilities, whilst local amenities including butchers and coffee shops are also within a short walk.

Internally, the property is accessed via a welcoming and well presented communal entrance hall. The accommodation comprises of a generous bay-fronted lounge, a sizeable double bedroom and a well presented kitchen and bathroom. The property also offers access to a generous loft. There is off-street parking for one car to the front of the property, whilst the rear offers a low maintenance section of the rear garden with artificial lawn.

## **One Bedroom First Floor Flat**

### **No Onward Chain**

### **Landing**

### **Lounge**

14'7 x 11'11

### **Kitchen**

11'11 x 5'5

### **Bedroom**

12'3 x 11'11

### **Three Piece Bathroom**

### **Storage**

### **Allocated Off-Street Parking**

### **Own Section of Garden**

### **Lease and charges**

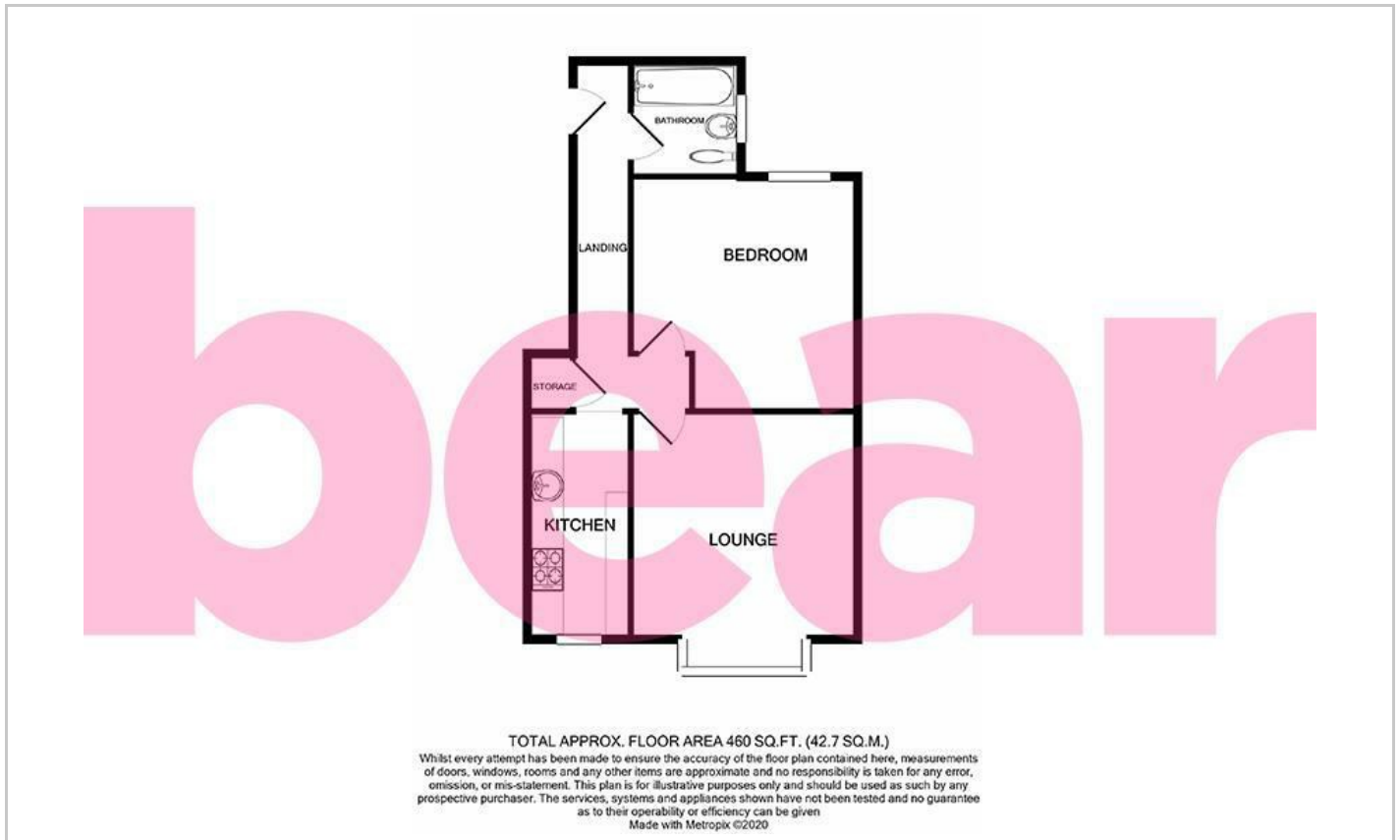
The lease is approximately 152 years. There is no ground rent. The Management Fee £262.80 (paid in 2 parts) Quarterly Service Charge last year totalled £742.65 Insurance this year was £526.00 Preparation of management accounts £48.00.

### **Agents Note**

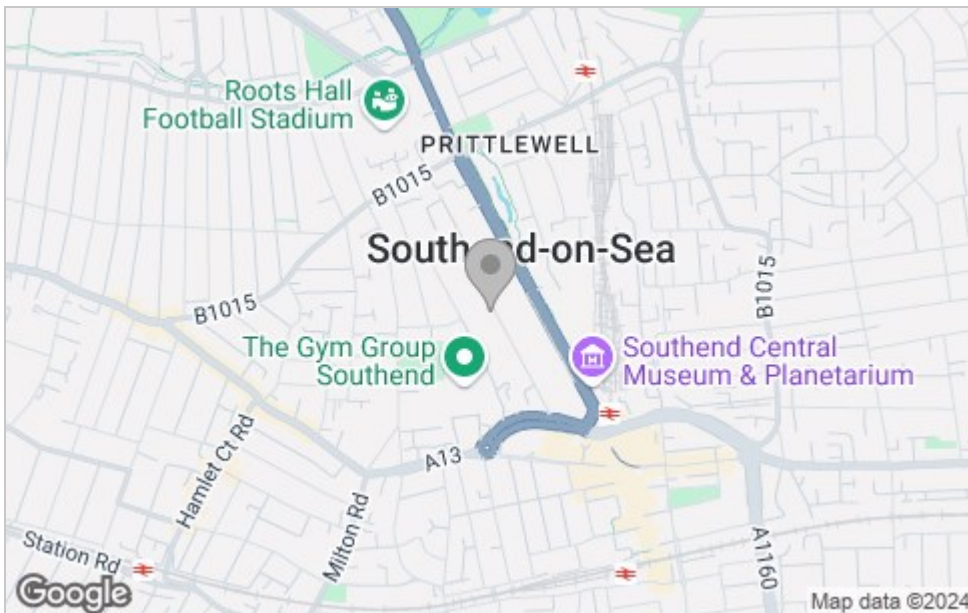
The boiler was replaced in 2022 and has a 10 year guarantee. The fridge/freezer and Smeg dishwasher are to remain.



## Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

